



The City of Liverpool

www.liverpool.gov.uk • Planning & Building Control, Municipal Buildings, Dale Street, L2 2DH • 0151 233 3021

## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:			
Company name	PHD1 CONSTRUCTION LTD						
Street address:	Cinnamon House			Country Code	National Number	Extension Number	
	Cinnamon Park			Telephone number:			
	Crab Lane			Mobile number:			
Town/City				Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:							
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

### 2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Gee		
Company name:	Roman Summer Associates Ltd						
Street address:	SUITE 2			Country Code	National Number	Extension Number	
	HURSTWOOD HOUSE			Telephone number:	0778 971 0352		
	NEW HALL HEY ROAD			Mobile number:			
Town/City	RAWTENSTALL			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB4 6AJ			richard@romansummer.com			

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Full planning application for two parcels of land between Norfolk Street and Brick Street, Liverpool that seeks permission for the demolition and clearance of existing structures and the erection of two buildings (referred to as Phases 2 and 3) comprising a mix of apartments, student accommodation, Class B1(a) office uses, gallery space (Class D2), and small scale Class A1, A2, A3, A4 and/or D1 uses, with associated car and cycle parking, plant / storage / reception areas, pavement café / terrace and hard and soft landscaping. The application also proposes the change of use of the 3 storey brick building (43 Jamaica Street) to form self contained Class B1a and / or A2 offices, reverting from its current use as staff quarters / storage associated with the wider City Sheds business, and minor external alterations to include new doors and windows.

Has the building, work or change of use already started? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="LAND BETWEEN NORFOLK STREET AND BRICK STREET"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="Liverpool"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="L1 0BE"/>		

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:	<input type="text" value="334956"/>
Northing:	<input type="text" value="389279"/>

Description:

TWO PARCELS OF LAND BETWEEN NORFOLK STREET AND BRICK STREET, FLANKED BY JAMAICA STREET (TO THE WEST) AND ST. JAMES STREET (TO THE EAST). REFERRED TO AS THE 'LIVER GREASE' SITE AND THE 'CITY SHEDS' SITE.

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: <input type="text" value="Mr"/>	First name: <input type="text" value="PETER"/>	Surname: <input type="text" value="JONES"/>
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Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

#### 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

MIX OF BRICK AND OTHER MATERIALS

Description of *proposed* materials and finishes:

REFER TO DRAWINGS AND DESIGN & ACCESS STATEMENT

Roof - description:

Description of *existing* materials and finishes:

CORRUGATED SHEETS AND SLATE

Description of *proposed* materials and finishes:

REFER TO DRAWINGS AND DESIGN & ACCESS STATEMENT

Windows - description:

Description of *existing* materials and finishes:

REFER TO DRAWINGS AND DESIGN & ACCESS STATEMENT

Description of *proposed* materials and finishes:

REFER TO DRAWINGS AND DESIGN & ACCESS STATEMENT

Boundary treatments - description:

Description of *existing* materials and finishes:

BRICK WALLS AND ALL MANNER OF UNKEMPT FENCE PANELS / GATES

Description of *proposed* materials and finishes:

REFER TO DRAWINGS AND DESIGN & ACCESS STATEMENT

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

REFER TO DRAWINGS AND DESIGN & ACCESS STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	41	41
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	154	154
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐  
Septic tank ☐ Cess pit ☐  
Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake  
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

- a) Protected and priority species
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- b) Designated sites, important habitats or other biodiversity features
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- c) Features of geological conservation importance
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

MIX OF VACANT / DERELICT / DILALIDATED LAND AND OPEN SPACE. ALSO 'CITY SHEDS' BUSINESS

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

LARGELY VACANT ASIDE FROM CITY SHEDS

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☒ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☒ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	24				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	173				
Unknown					

Proposed Market Housing Total 197

Overall Residential Unit Totals

Total proposed residential units	197
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	225.0	225.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	172.0	172.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	658.0	658.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	418.0	418.0
Other	Please Specify	164.0	0.0		0.0
Total		164.0	0.0	1473.0	1473.0

If hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	2	4
Proposed employees	50	30	65

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							<input checked="" type="checkbox"/>
A2							<input checked="" type="checkbox"/>
A3							<input checked="" type="checkbox"/>
A4							<input checked="" type="checkbox"/>
A5							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>
D2							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?  hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate B)

**Certificate of Ownership - Certificate B**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**  
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant				Date notice served			
Name	GBT Partnership Limited			10/04/2015			
Number:		Suffix:				House name:	
Street:	Pacific Chambers 11-13						
Locality:	Victoria Street						
Town:	Liverpool						
Postcode:	L2 5QQ						
Name	Liver Grease Oil and Chemical Company Ltd			10/04/2015			
Number:		Suffix:				House name:	
Street:	11 Norfolk Street						
Locality:							
Town:	Liverpool						
Postcode:	L1 0BE						
Name	Alan Francis Dickinson			10/04/2015			
Number:		Suffix:				House name:	
Street:	15 Ranelagh Drive South						
Locality:							
Town:	Liverpool						
Postcode:	L19 9DR						
Name	Liverpool City Council			15/05/2015			
Number:		Suffix:				House name:	
Street:	Municipal Buildings						
Locality:	Liverpool						
Town:	Liverpool						
Postcode:	L1						
Name	Tier Construction (Merseyside) Limited			10/04/2015			
Number:		Suffix:				House name:	
Street:	3/5 Salop Street						
Locality:							
Town:	Liverpool						
Postcode:	L4 4BZ						
Title:	Mr	First name:	RICHARD	Surname:	GEE		
Person role:	Agent	Declaration date:	15/05/2015	<input checked="" type="checkbox"/> Declaration made			

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 16/05/2015